

Columbia



Community Housing Trust

Operated by the Columbia Housing Authority ♦ 201 Switzler Street, Columbia, MO 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Open Meeting Notice Columbia Community Housing Trust Board of Directors

Date: Wednesday, October 2, 2024

Time: 5:30 p.m. *

Place: Columbia Housing Authority, 201 Switzler Street, and Zoom

* The meeting of the Columbia Community Housing Trust will begin following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners scheduled for 5:30 p.m.*

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval Meeting Minutes
- V. **Resolution 80:** Ratifying a Funding Award from the Veterans United Foundation for the Blind Boone Apartments
- VI. Comments from the Board of Directors
- VII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Darcie Hamilton, Housing Development Coordinator at (573) 443-2556, extension 7035 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Darcie Hamilton by email at the following address: dhamilton@columbiaha.com

Media Contact: Randy Cole, Executive Director
Phone: (573) 443-2556
E-mail: www.info@columbiaha.com

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

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COLUMBIA COMMUNITY HOUSING TRUST

June 20, 2024, MEETING MINUTES

I. Call to Order:

- II. The Board of Directors of the Columbia Community Housing Trust of the City of Columbia, Missouri (CCHT) met in open session on June 20, 2024, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, President, called the meeting to order at 6:46 p.m.

Roll Call:

Present: Bob Hutton, President
Robin Wenneker, Vice President
Rigel Oliveri, Commissioner
Steve Calloway, Commissioner – Via Zoom

Staff: Randy Cole, CEO
Tammy Matondo, Director of Affordable Housing and Compliance
Caitlin Hammons, Director of Resident Services
Darcie Hamilton, Housing Development Coordinator

III. Adoption of Agenda:

Mr. Hutton made a motion to approve the agenda. A second was made by Ms. Wenneker. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

IV. Approval of the April 24, 2024, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of April 24, 2024. A motion was made by Ms. Oliveri. Second by Mr. Calloway. All Members voted “aye”. Mr. Hutton declared the motion approved.

V. **Resolution 77: Authorizing the Incumbency Certificate for the Kinney Point Housing Development Group, LP for the Kinney Point Apartments Project.**

VI. **Resolution 78: Authorizing the Incumbency Certificate for Kinney Point Housing GP, LLC for the Kinney Point Apartments Project.**

VII. Resolution 79: Authorizing the Incumbency Certificate of the Columbia Community Housing Trust for the Kinney Point Apartments project.

A brief discussion is had about Resolutions 77, 78 and 79. Mr. Cole shares that these are necessary for the “dry closing” for Kinney Point.

Mr. Hutton called for further discussion, there was none.

Mr. Hutton called for a motion to approve Resolutions 77, 78, and 79. A motion was made by Mr. Calloway. Seconded by Ms. Wenneker. Upon roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Wenneker, Oliveri, Calloway

No: None

VIII. Comments from the Board of Directors

There were no commissioner comments.

IX. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. Motion was made by Ms. Wenneker. Second by Mr. Hutton. The meeting adjourned at 6:49 p.m.

Bob Hutton, President

Date

Rigel Oliveri, Secretary

Date

Certification of Public Notice

I Randy Cole, Executive Direction of the Columbia Community Housing Trust, do hereby certify that on June 17, 2024, I posted public notice of the June 20, 2024, Columbia Community Housing Trust special meeting and distributed copies of the notice and agenda go the Board of Directors and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all Columbia Housing Authority (CHA) offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

Randy Cole, Executive Director
Columbia Community Housing Trust

Date



Columbia Community Housing Trust

Board Resolution

RESOLUTION 80

Ratifying a Funding Award from the Veterans United Foundation

WHEREAS, the Columbia Housing Authority's Chief Executive Officer is authorized under Resolution 2889 to submit funding requests to local foundations provided the request is for the renovation or new development of affordable housing as identified in CHA's FY 2022-2026 PHA Plan and Annual Plan.

WHEREAS, the Blind Boone Apartments consists of 27 units of the Columbia Housing Authority's remaining 120 units of public housing identified for redevelopment and RAD Conversion within CHA's FY 2022-2026 PHA Plan and each PHA Plan updated thereafter; and

WHEREAS, the Columbia Housing Authority Board of Commissioners authorized the submission of the Blind Boone Apartments Application to the Missouri Housing Development Commission at its September 4, 2024, Board of Commissioners meeting under Resolution 2960; and

WHEREAS, the Blind Boone Apartments Application included a \$175,000 funding award from the Veterans United Foundation; and

WHEREAS, The CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, Columbia Community Housing Trust and said organization will serve as the sole member of the general partner for the Blind Boone Apartments project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Columbia Community Housing Trust hereby adopts Resolution 80 ratifying the attached funding agreement from the Veterans United Foundation to cover costs associated with the redevelopment of the Blind Boone Apartments.

Bob Hutton, President

Randy Cole, Executive Director

Adopted October 2, 2024



2024 DONATION AGREEMENT

This donation agreement (the "Agreement") is delivered to be effective as of the day of September 24, 2024 (the "Effective Date") by and among **VETERANS UNITED FOUNDATION**, a 501(C)(3) nonprofit (the "Foundation"), and **COLUMBIA COMMUNITY HOUSING TRUST**, also a 501(C)(3) nonprofit (the "Partner").

Background

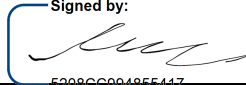
The Foundation is a charitable foundation organized under the provision of Section 501(C) (3) of the Internal Revenue Code of 1986, as amended, by Veterans United Home Loans. Seven voting board members of the foundation are employees of Veterans United Home Loans and have approved a donation for 2024 support of Blind Boone Apartments.

The parties desire the charitable contribution made by this Agreement to be made in compliance with all of the applicable provisions of the Code, and accompanying Treasury Regulations governing charitable foundations under the Code, as interpreted and applied by the Internal Revenue Service.

NOW, THEREFORE, the Foundation and the Partner, intending to be legally bound by the terms of this Agreement on the Effective Date, and for the purpose herein set forth, does hereby declare and agree as follows:

- Acceptance of the donation from the Foundation for the amount of \$175,000 made payable to Columbia Community Housing Trust. Funds will specifically provide assistance in the demolition and reconstruction of 27 public housing units.
- The Partner acknowledges and agrees the donation will only be used for the above-intended purpose(s).
- If the Partner intends to use the donation for any other purpose than described in this Agreement, the Partner will ask permission, in writing, from the Foundation *before* re-designating the donation. The Partner may use the donation for the new use, if and if only it receives written permission from the Foundation to do so.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date per the prior agreement and understanding of the parties:

Signed by: 
 Signature: _____
 Randy Cole
 Chief Executive Officer, Columbia Housing Authority
 201 E. Switzler
 Columbia, MO 65203

Date: 9/24/2024 | 1:41 PM PDT

Signature: _____
 Erik Morse
 Board President, Veterans United Foundation
 550 Veterans United Drive
 Columbia, MO 65201

Date: _____